



Cottonwood Heights

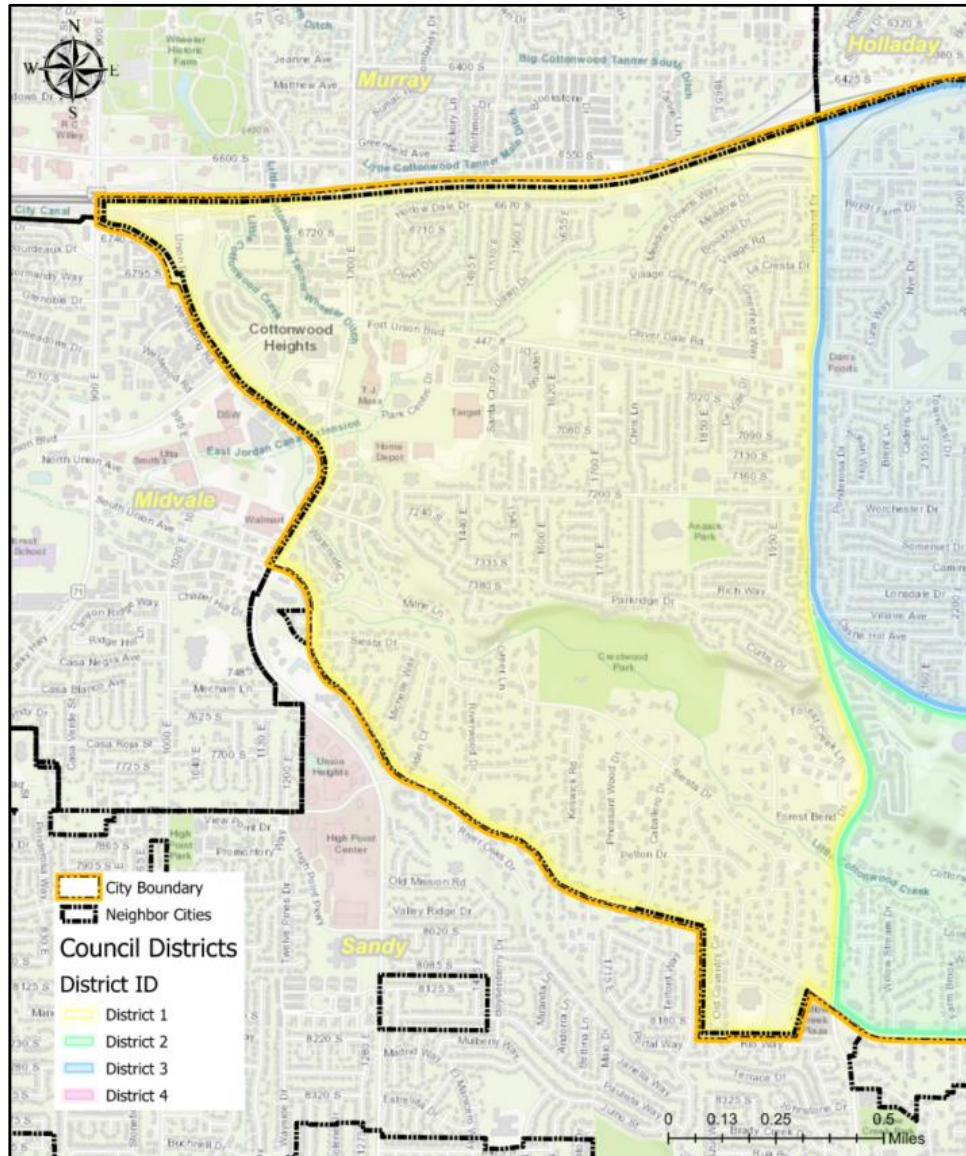
Community & Economic Development Department

# Major Development Activity Report July 2021

[View Interactive Map Here](#)

# District One

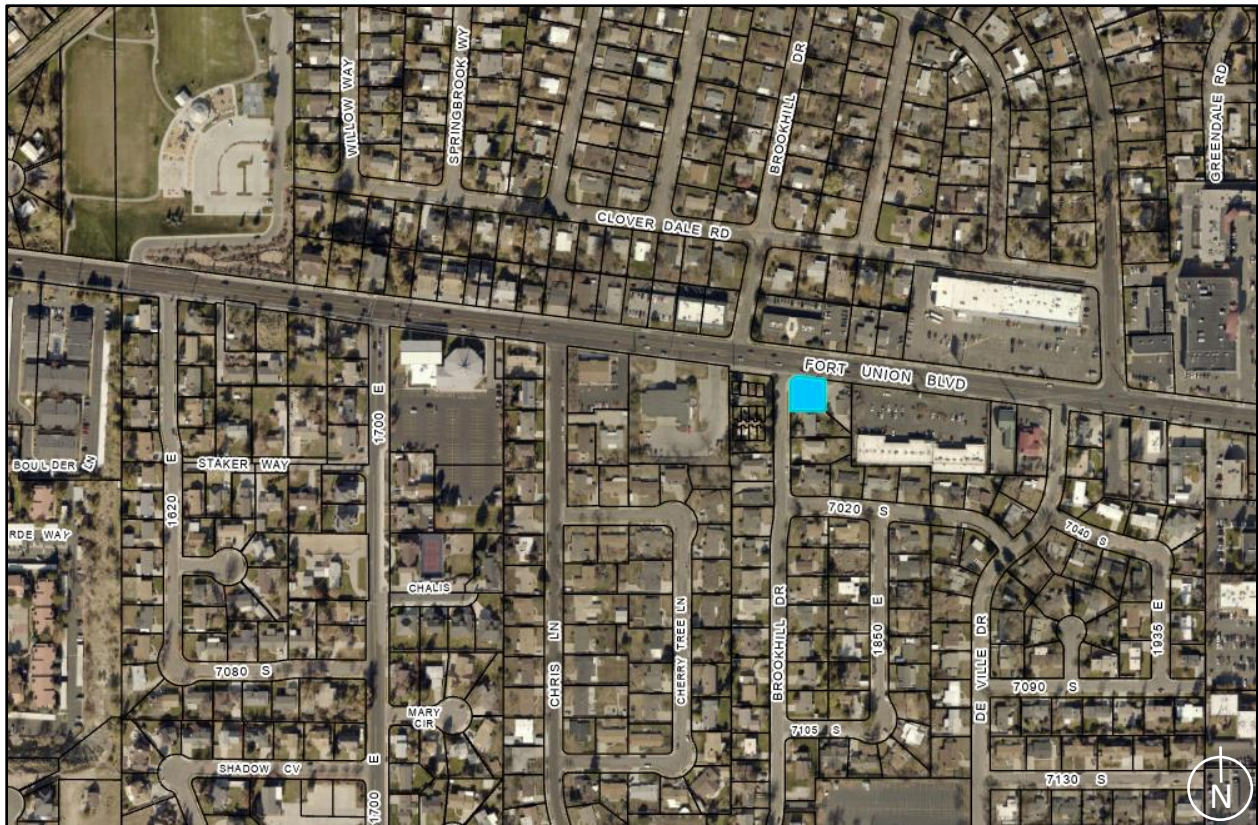
## Councilmember Douglas Petersen



## COUNCIL DISTRICT 1

### NEW PROJECT

<b>File:</b> SPL-21-005	<b>Project Name:</b> Sage Dental Lab Exterior Remodel
<b>Address:</b> 1828 E. Fort Union Blvd.	<b>Applicant:</b> James Paxton
<b>Type of Application:</b> Site Plan Approval	<b>Current Zoning:</b> NC (Neighborhood Commercial)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> During their July 22, 2021 meeting, the Architectural Review Commission issued a Certificate of Design Compliance for minor exterior changes to an existing building at this site, including signage and window awnings.	





## COUNCIL DISTRICT 1

### NEW PROJECT

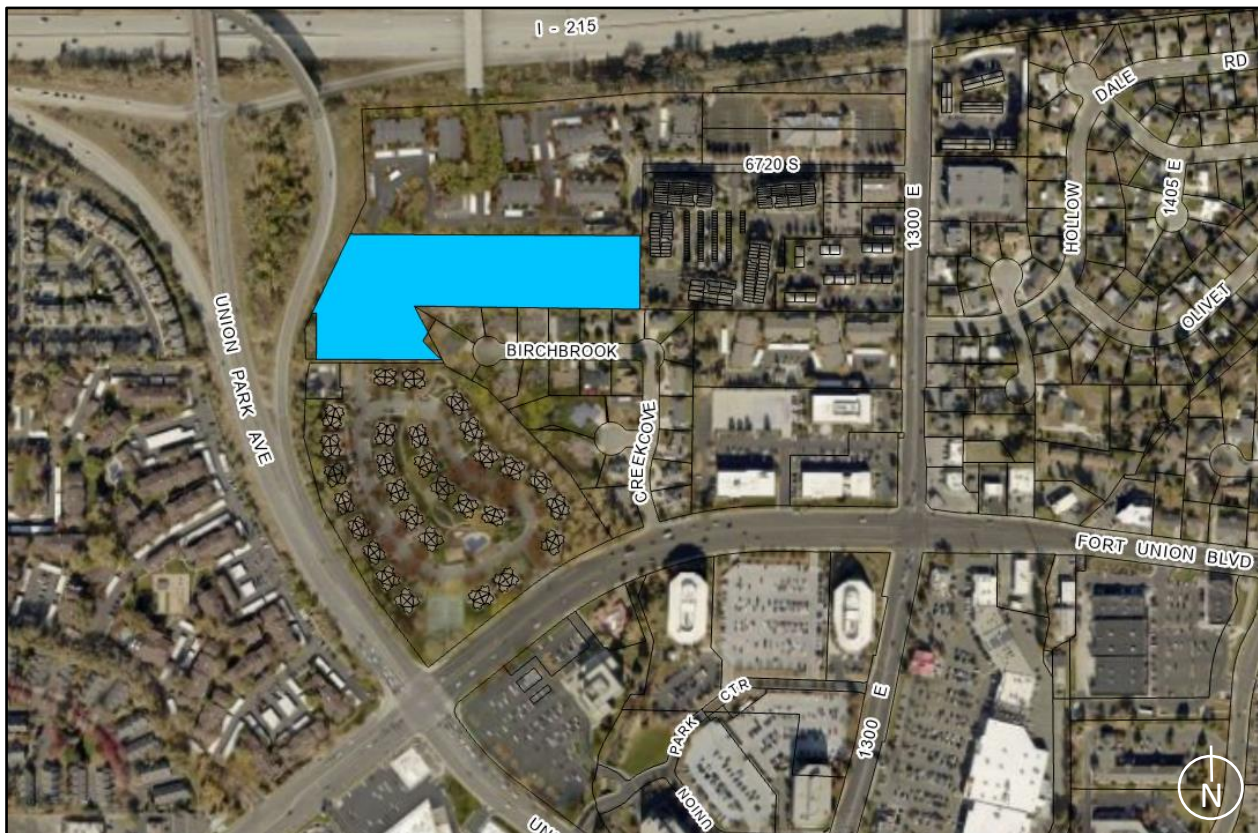
<b>File:</b> SPL-21-004	<b>Project Name:</b> Union Park Monument Signs
<b>Address:</b> 6955 S. & 6965 S. Union Park Center	<b>Applicant:</b> Nuterra Partners
<b>Type of Application:</b> Site Plan Approval	<b>Current Zoning:</b> ORD (Office, Research & Development)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> During their July 22, 2021 meeting, the Architectural Review Commission issued a Certificate of Design Compliance for two new monument signs in the Union Park Center office development.	



## COUNCIL DISTRICT 1

### PROJECT UPDATE

<b>File:</b> FDP-20-001	<b>Project Name:</b> ICO Floodplain Development
<b>Address:</b> 6784 S. 1300 E.	<b>Applicant:</b> ICO Fort Union
<b>Type of Application:</b> Floodplain Development	<b>Current Zoning:</b> PDD-1 (Walsh)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> A multi-family project was previously approved at this site in 2019 and a building permit for phase 1 was approved in 2020. This floodplain development application is being reviewed by city staff in conjunction with FEMA as part of the building permit process for phases 2 and 3 of the project. A separate building permit for the project's bridge and site work is currently in review.	



## District 1

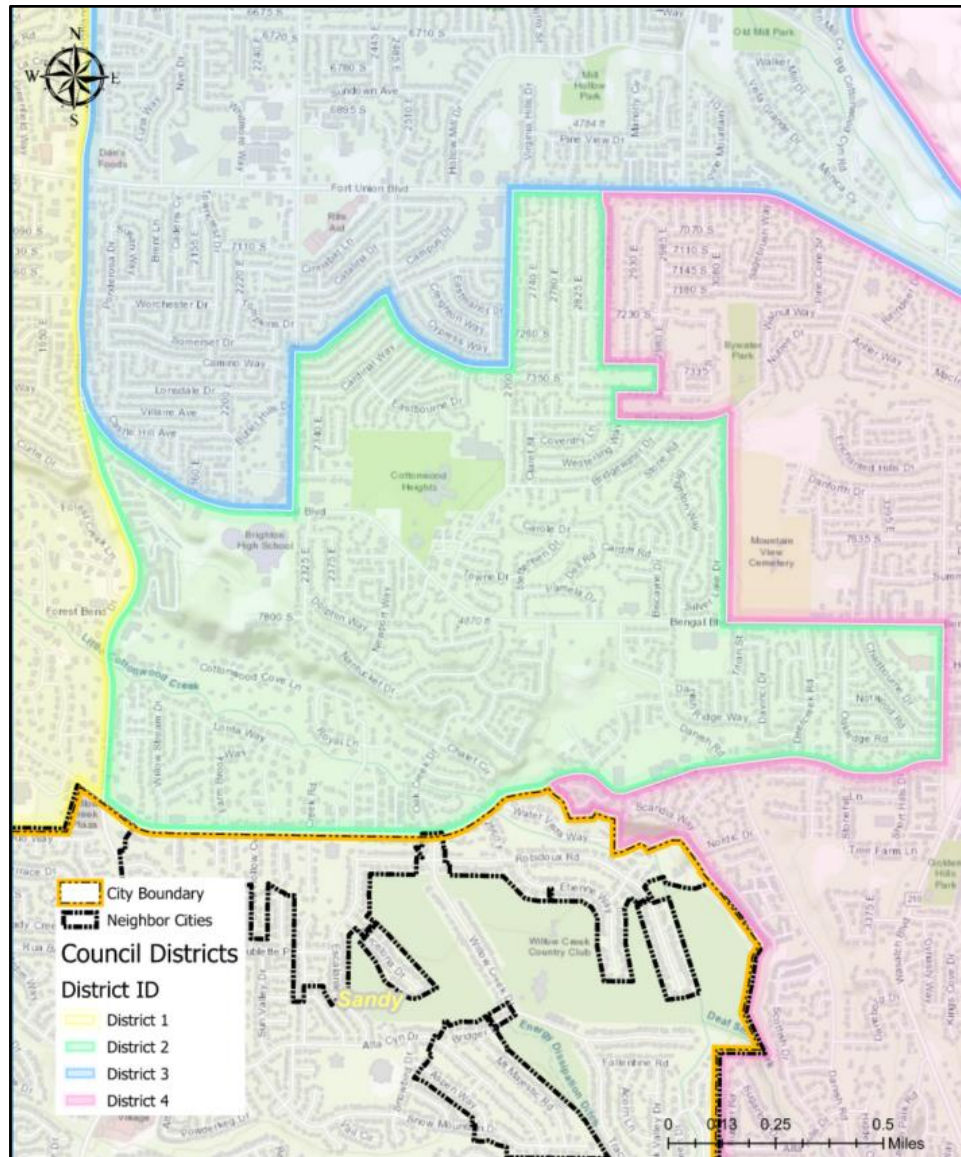
### Significant Building Permits

<u>Permit #</u>	<u>Description of Work/Project Name</u>	<u>Permit Type Summary</u>	<u>Parcel Address</u>	<u>Council District</u>
210505	TI - Louks	Tenant Improvement	6949 S. 1300 E.	1



# District Two

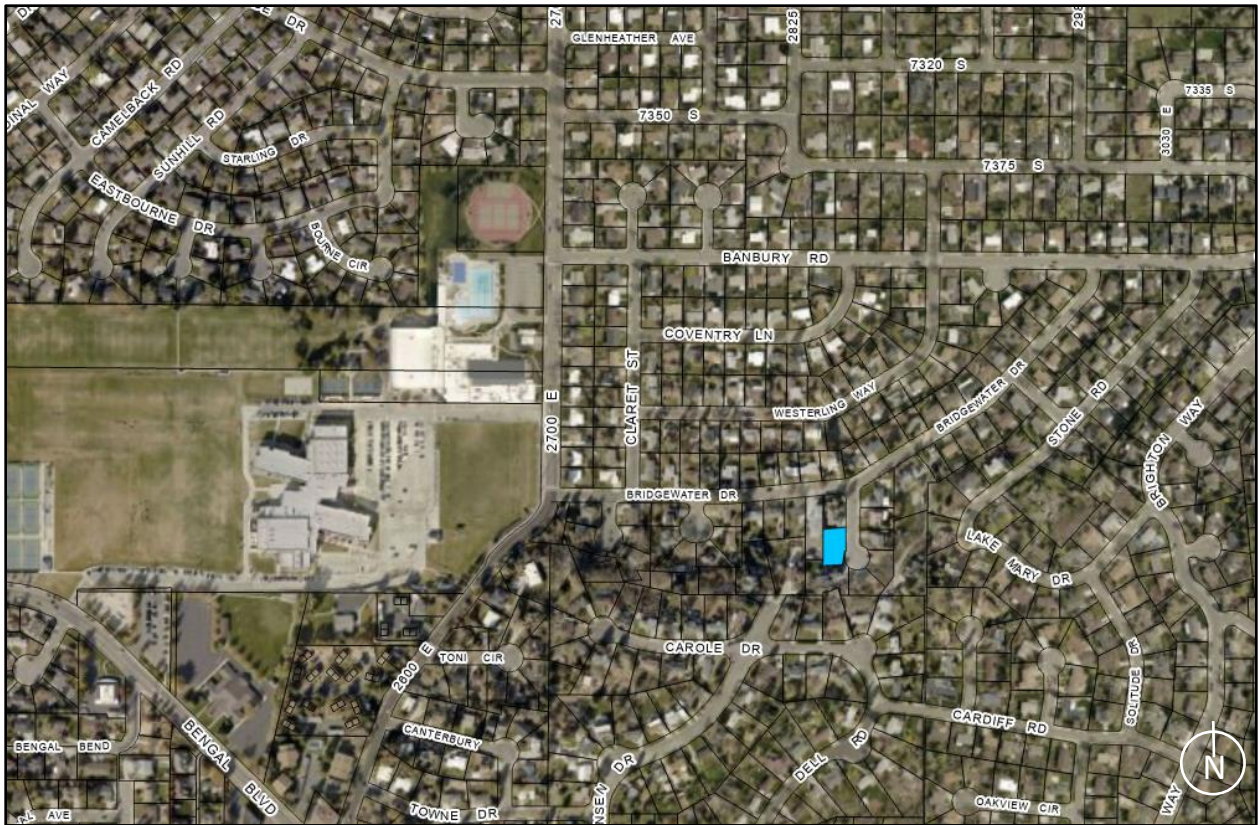
Councilmember Scott Bracken



## COUNCIL DISTRICT 2

### NEW PROJECT

<b>File:</b> CUP-21-012	<b>Project Name:</b> Daystar Counseling
<b>Address:</b> 7574 S. Cory Hill Circle	<b>Applicant:</b> Kathryn Rohbock
<b>Type of Application:</b> Conditional Use Permit	<b>Current Zoning:</b> R-1-8 (Residential Single-Family)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> This application for conditional use approval of a professional counseling home business was approved during an Administrative Hearing on August 4, 2021.	



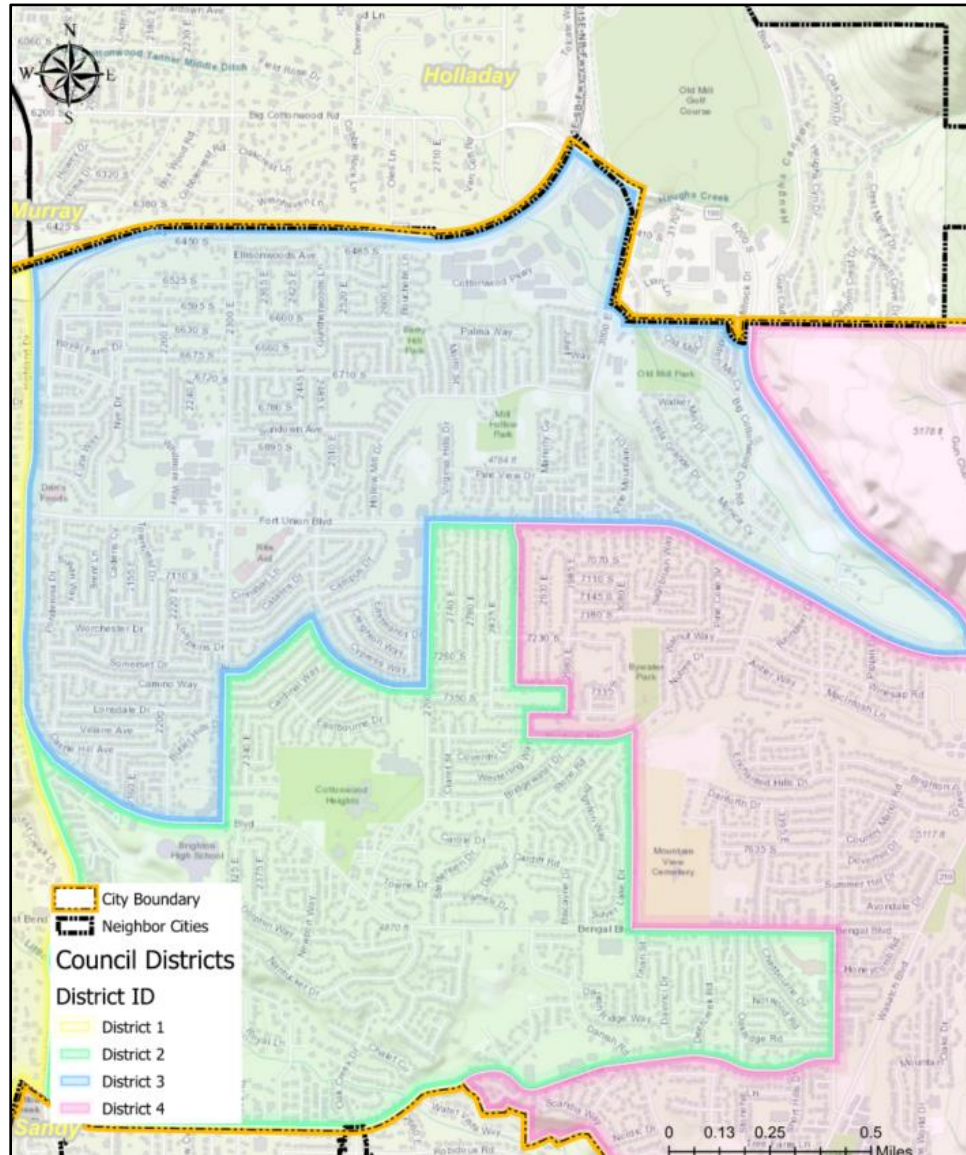


District 2

No Significant Building Permits

# District Three

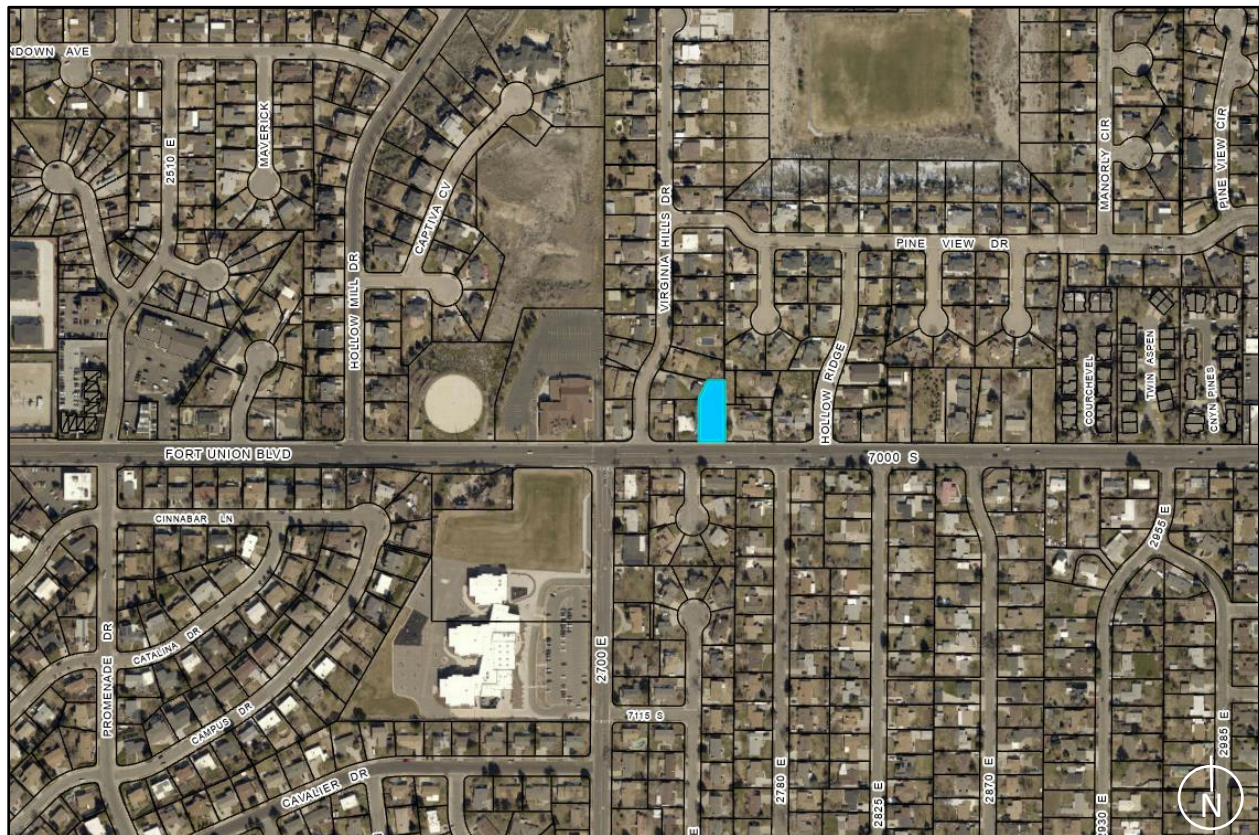
## Councilmember Tali Bruce



## COUNCIL DISTRICT 3

### PROJECT UPDATE

<b>File:</b> CUP-21-010	<b>Project Name:</b> Insurance Office - Paulson
<b>Address:</b> 2751 E. Fort Union Blvd.	<b>Applicant:</b> Lance Paulson
<b>Type of Application:</b> Conditional Use Permit	<b>Current Zoning:</b> RO-ZC (Residential Office with Zoning Conditions)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> This application for conditional use approval of an insurance office was formally withdrawn by the applicant prior to the July 21, 2021 Planning Commission due to difficulties related to business parking.	





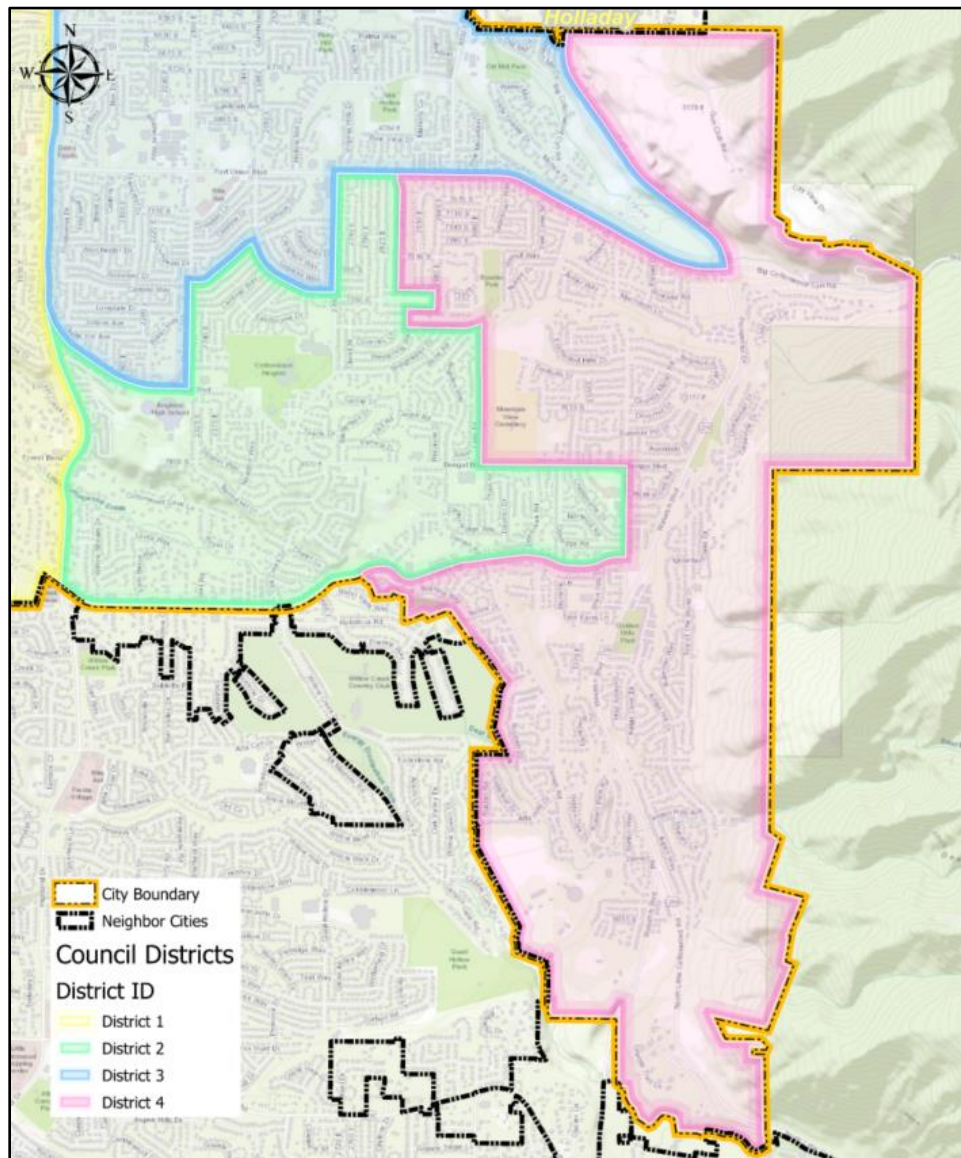
## District 3

### Significant Building Permits

<b><u>Permit #</u></b>	<b><u>Description of Work/Project Name</u></b>	<b><u>Permit Type Summary</u></b>	<b><u>Parcel Address</u></b>	<b><u>Council District</u></b>
210471	Cell Antenna - Sprint	Cell Antenna	2375 E. Fort Union Blvd.	3
210160	TI – Cottonwood Corporate Center	Tenant Improvement	2825 E. Cottonwood Parkway	3
210148	TI – Cottonwood Corporate Center	Tenant Improvement	2795 E. Cottonwood Parkway	3
210362	TI – KalVista Pharmaceuticals	Tenant Improvement	2795 E. Cottonwood Parkway	3

# District Four

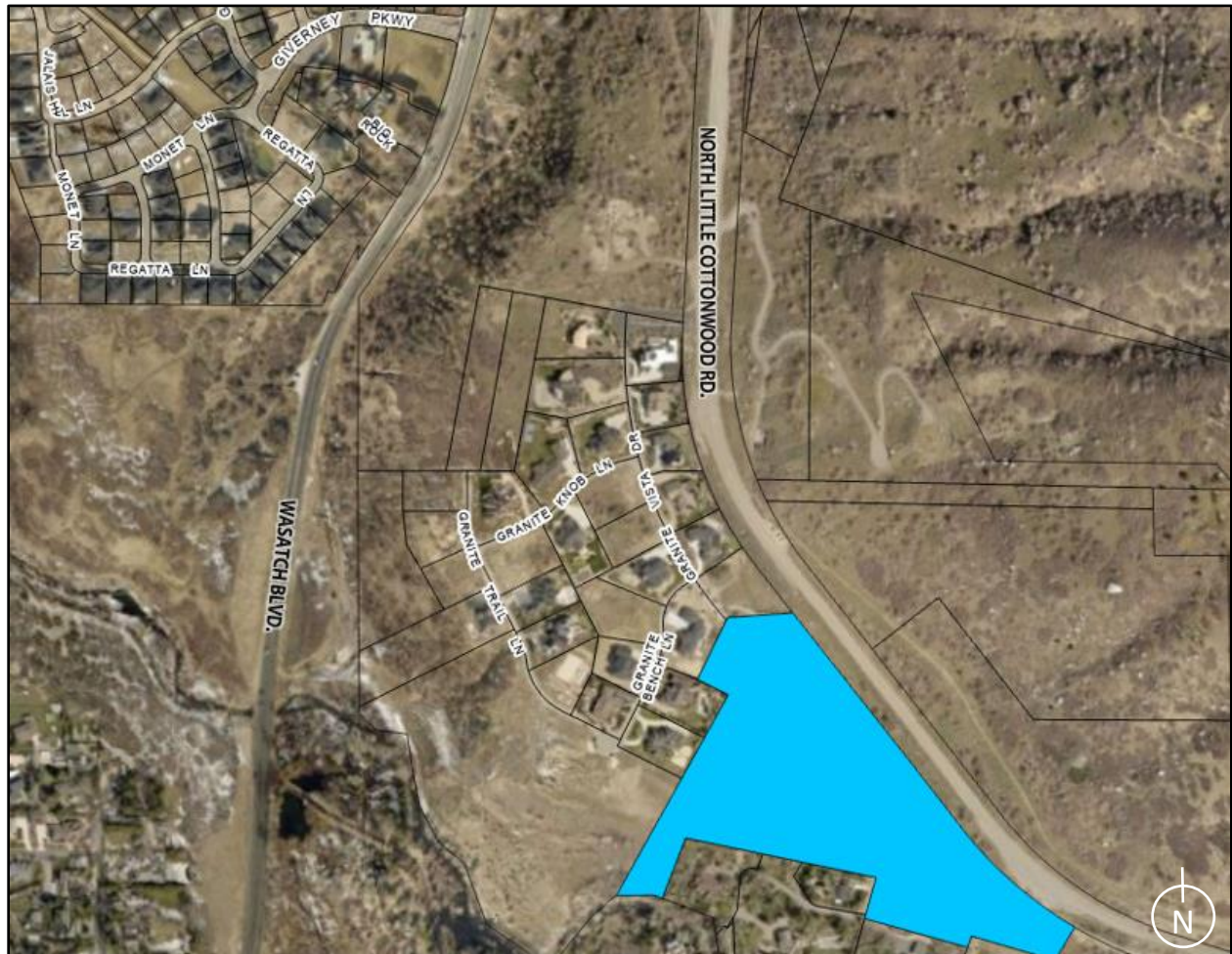
Councilmember Christine Mikell



## COUNCIL DISTRICT 4

### NEW PROJECT

<b>File:</b> SUB-21-003	<b>Project Name:</b> Superior Peak Village PUD
<b>Address:</b> 3802 E. North Little Cottonwood Rd.	<b>Applicant:</b> QRD LLC & CW Management Corporation
<b>Type of Application:</b> Subdivision/PUD	<b>Current Zoning:</b> R-1-15
<b>Next Meeting:</b> To be Determined	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This Planned Unit Development application proposes to subdivide property at 3802 E. Little Cottonwood Rd. into 27 single-family units with common area interspersed throughout. The application is currently being preliminarily reviewed by staff. Once the initial staff review process has concluded, it will be scheduled for Planning Commission review and public hearing.	

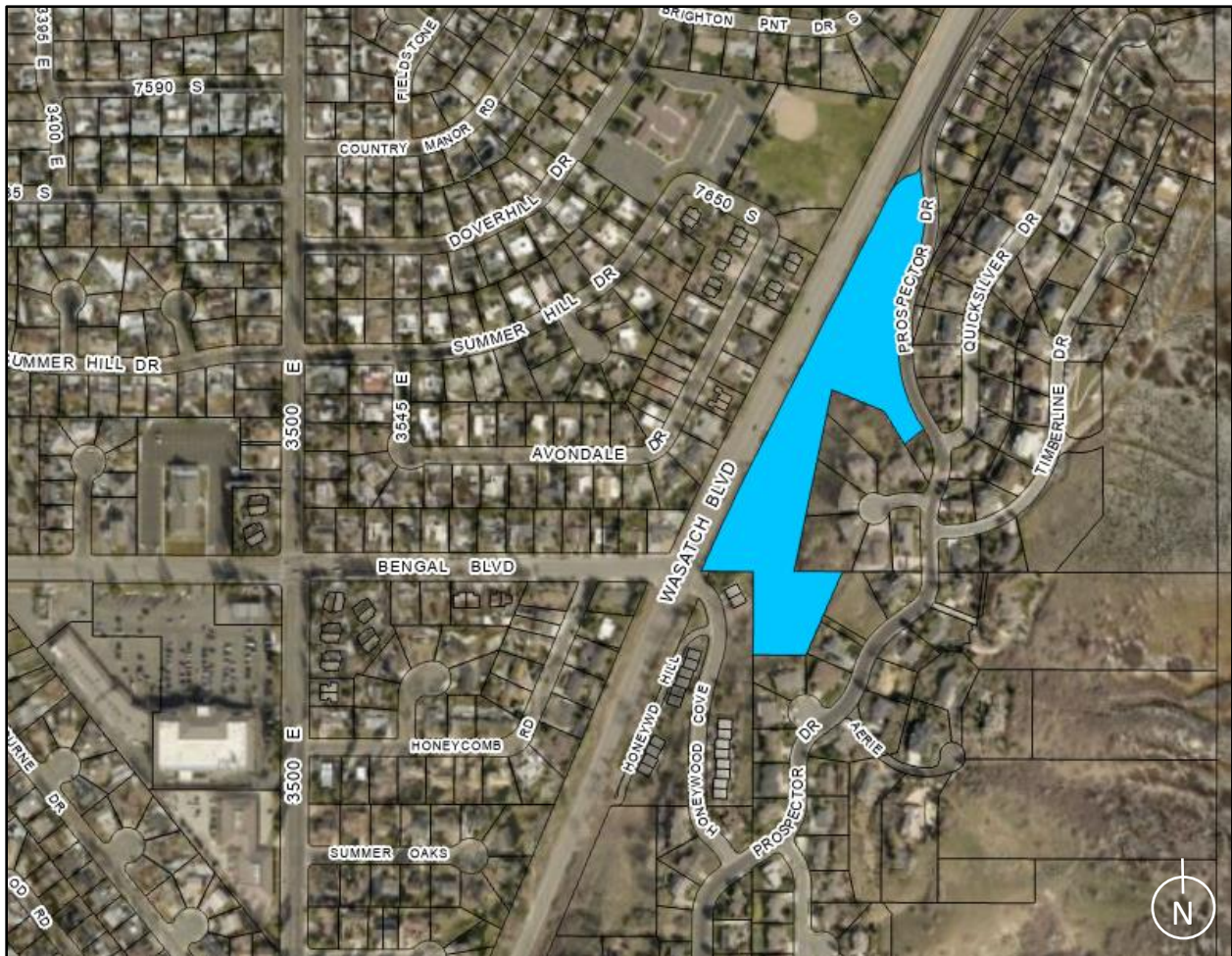




## COUNCIL DISTRICT 4

### NEW PROJECT

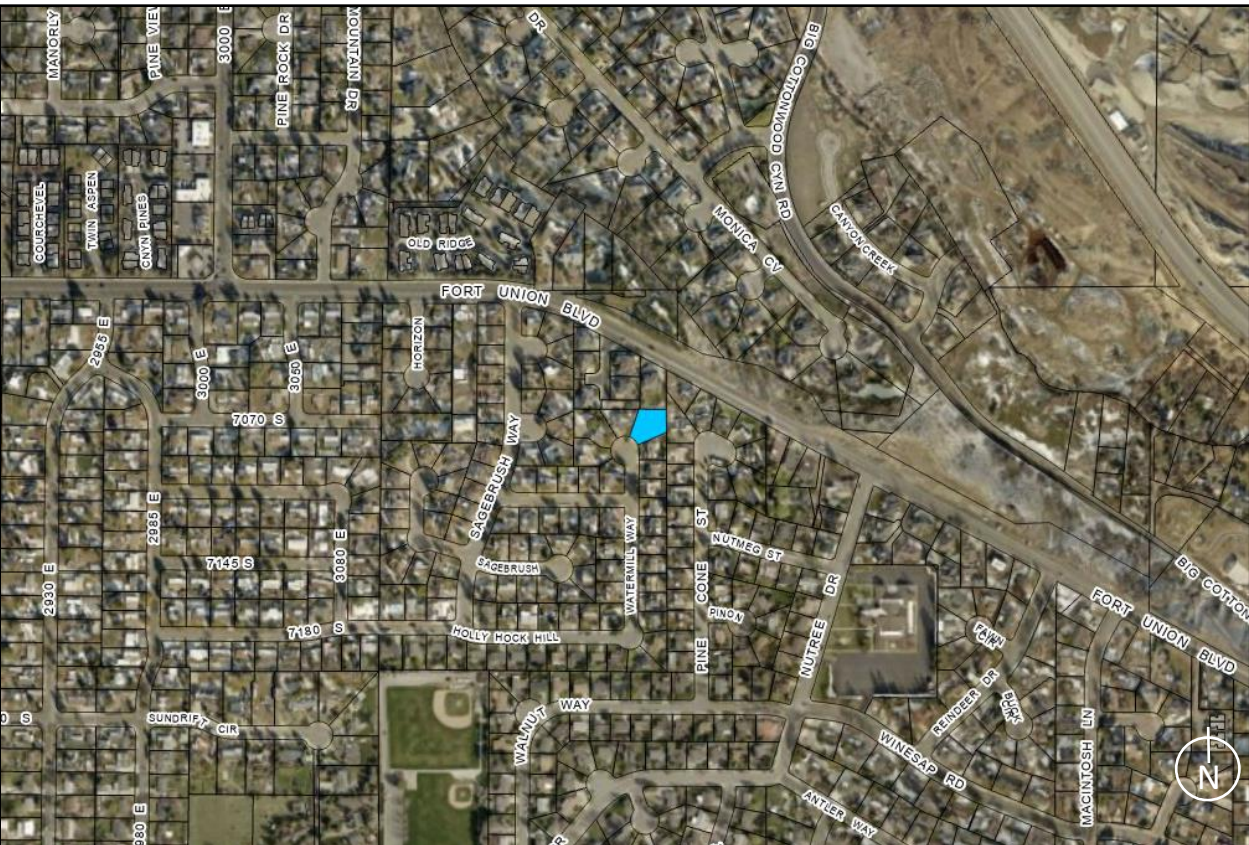
<b>File:</b> ZMA-21-003	<b>Project Name:</b> Ferguson Park Rezone
<b>Address:</b> 7725 S. Wasatch Blvd., 7828 S. Prospector Dr.	<b>Applicant:</b> City-initiated
<b>Type of Application:</b> Zoning Map Amendment	<b>Current Zoning:</b> RM (Residential Multi-Family) and R-1-8 (Residential Single-Family)
<b>Next Meeting:</b> City Council – August 17, 2021	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> At their August 4, 2021 meeting, the Planning Commission forwarded a recommendation of approval to the City Council for this city-initiated request to rezone 6.27 acres of property from the RM (Residential Multi-Family) and R-1-8 (Residential Single-Family) zones to the PF (Public Facility Zone), as well as amend the property's land use from 'Residential Medium Density' and 'Residential Low Density' to 'Civic.' These changes have been proposed in order to continue developing this site as a public park. Separately, the park's design received a Certificate of Design Compliance from the Architectural Review Commission during their July 22, 2021 meeting.	





**COUNCIL DISTRICT 4**

<b>File:</b> CUP-21-011	<b>Project Name:</b> Mrs. Dana's Preschool
<b>Address:</b> 7085 S. Watermill Cir.	<b>Applicant:</b> Dana Middlemiss
<b>Type of Application:</b> Conditional Use Permit	<b>Current Zoning:</b> R-1-6 (Residential Single-Family)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> Major home occupations (home businesses with on-site clients) are typically reviewed via Administrative Hearing, however, City Code requires home preschools to be reviewed at the Planning Commission level. This application for a home preschool was approved by the Planning Commission during their August 4, 2021 meeting.	



## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> PDD-19-001	<b>Project Name:</b> Wasatch Gravel Pit Redevelopment
<b>Address:</b> 6995 S. Wasatch Blvd	<b>Applicant:</b> Rockworth, Adam Davis
<b>Type of Application:</b> Planned Development District	<b>Current Zoning:</b> F-1-21 (Foothill Residential)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> This application was approved by the City Council during their August 3, 2021 meeting.	





## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> SUB-20-002	<b>Project Name:</b> Granite Oaks Subdivision Amended
<b>Address:</b> 9502 S. Granite Trail Lane	<b>Applicant:</b> Bruce Parker (On behalf of Granite Creek, LLC.)
<b>Type of Application:</b> Subdivision	<b>Current Zoning:</b> R-1-15 (Single-Family Residential)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> As an amendment to the previously approved Granite Oaks Subdivision, this application was reviewed by the Planning Commission over the duration of several Summer 2021 meetings, and approved during the July 7, 2021 meeting. The final plat for this project has been recorded with Salt Lake County.	



## District 4

### Significant Building Permits

<b><u>Permit #</u></b>	<b><u>Description of Work/Project Name</u></b>	<b><u>Permit Type Summary</u></b>	<b><u>Parcel Address</u></b>	<b><u>Council District</u></b>
210513	Addition – Memorial Estates (Mausoleum)	Addition	3115 E. Bengal Blvd.	4
210464	NSFD – Giverny Lot 228	New SFD	3431 E. Jalais Hill Ln.	4
210463	NSFD – Giverny Lot 321	New SFD	3385 E. Monet Ln.	4

## CITY-WIDE PROJECTS

### PROJECT UPDATE

**Project:** Accessory Dwelling Unit Text Amendment

**Address:** City-wide

**Type of Application:** Text Amendment

**Staff Contact:** Mike Johnson

During their July 21, 2021 meeting, the Planning Commission forwarded a positive recommendation to the City Council for a city-initiated Accessory Dwelling Unit (ADU) ordinance compliant with House Bill 82 (HB82) from the 2021 Utah Legislative Session, which allows internal ADUs as permitted uses in all single-family zones across Utah.

### PROJECT UPDATE

**Project:** R-1-6 Text Amendment

**Address:** City-wide

**Type of Application:** Text Amendment

**Staff Contact:** Samantha DeSeelhorst

*This City-initiated text amendment proposes to add "home occupations" as a conditional use in the R-1-6 zone. This use is currently missing from the list of allowed uses in the R-1-6 code, despite being allowed in all other residential zones in Cottonwood Heights. The Planning Commission forwarded a recommendation of approval to the City Council during their August 4, 2021. It will be reviewed by the City Council at an upcoming meeting.*

### PROJECT UPDATE

**Project:** Short-Term Rental Text Amendment

**Address:** City-wide

**Type of Application:** Text Amendment

**Staff Contact:** Mike Johnson

*This City-initiated text amendment aims to clarify enforcement protocols and definitions related to short-term rentals in Cottonwood Heights. The Planning Commission forwarded a recommendation of approval to the City Council during their August 4, 2021 meeting. It will be reviewed by the City Council at an upcoming meeting.*

### PROJECT UPDATE

**Project:** Open Space Master Plan

**Address:** City-wide

**Type of Application:** Master Plan Adoption

**Staff Contact:** Mike Johnson

*The Open-Space Master Plan was introduced to City Council during July 2021 after being reviewed and receiving positive recommendations from the Parks, Trails, and Open Space Committee and Planning Commission. Council action is scheduled for September.*



**PROJECT UPDATE****Project:** General Plan Update**Address:** City-wide**Type of Application:** General Plan Amendment**Staff Contact:** Mike Johnson

*The project website, [www.cottonwoodheightstomorrow.org](http://www.cottonwoodheightstomorrow.org), has launched. Initial public engagement results have been posted to the project website. The steering committee has drafted preliminary goals for the General Plan and is preparing for the next phase of public engagement.*

**PROJECT UPDATE****Project:** Sensitive Lands (SLEDs) Ordinance Revisions**Address:** City-wide**Type of Application:** Ordinance Amendment**Staff Contact:** Mike Johnson

*This amendment was presented to the Planning Commission during their May 5, 2021 meeting, and preliminary discussion followed during their June 2, 2021 meeting. As staff refines the scope of this amendment, it will be scheduled for a public hearing at a future meeting.*

**ECONOMIC DEVELOPMENT UPDATE****PROJECT UPDATE****Project Location:** City-Wide**Staff Contact:** Mike Johnson & Sherrie Martell

July 2021

- CHBA Directors Meeting – July 9
- Wasatch Business Council discussion for Millcreek Event – July 9
- Utah Alliance for Economic Development Meeting in Eagle Mountain – July 15
- Tour of The Inn Between with CHBA Directors – July 16
- CHPR Foundation Golf Tournament Meeting – July 27
- CHBA Ribbon Cutting Courtyard by Marriott SLC Cottonwood – July 28
- Landscape Beautification Awards nominees – review July 30
- Continued Love Your Locals event featuring Courtyard by Marriott SLC Cottonwood